



Percival Road, Enfield

Under Offer (SSTC)

Offers in excess of £500,000 (Freehold)





This period-style three-bedroom home on Percival Road offers a perfect combination of space, charm, and future potential, ideally located for easy commuting and access to local amenities.

This charming period-style property on Percival Road, Enfield, offers an ideal blend of space, comfort, and potential for future development. Located just 0.6 miles from Bush Hill Park Railway Station, it's perfectly positioned for commuters, with access to central London in under 40 minutes.

The home features a welcoming inner hallway with laminate wood flooring that leads to a spacious through lounge, offering plenty of natural light through double-glazed windows at both ends. The lounge also includes a gas fireplace, two fitted storage cupboards, and access to the kitchen. The well-equipped kitchen includes a washing machine, integrated dishwasher, electric hob, and extractor fan. The back door leads to a lean-to, perfect for additional storage and housing laundry appliances.

Upstairs, the first-floor landing provides access to two generous bedrooms and a family bathroom. Bedroom one faces the front, with ample space and a large window. Bedroom two is equally spacious and overlooks the rear garden. The bathroom is modern, with a bath and walk-in shower.

On the second floor, bedroom three is a standout feature. With underfloor heating, Velux windows, and an en-suite bathroom, this room provides a serene retreat. The en-suite offers a walk-in shower, along with underfloor heating for added comfort.

Outside, the rear garden offers a mix of paved patio areas and lawn, perfect for outdoor entertaining. There's also a shed for extra storage. The front garden features pebble borders, adding to the home's curb appeal.

Located near local amenities, the property is within easy reach of schools, shops, and parks. The nearby Bush Hill Park station offers quick access to the city, while the local area provides a variety of shops, cafes, and leisure options. With its potential for further development (STPP), this home is ideal for growing families or those seeking additional space.

Local Authority: Enfield
Council Tax Band: D

Inner Hallway

Laminate wood flooring, stairs to first floor landing, doors to lounge.

Lounge/Dinning Room

Laminate wood flooring, uPVC double glazed windows to front and rear aspects, radiator, gas fireplace with surround, shelving, two fitted storage cupboards, understairs storage cupboard, further cupboard housing: electric meter and fuse box, access to kitchen.

Kitchen

Lino flooring, uPVC double glazed window to rear aspect, radiator, eye and base level units, part tiled walls, cupboard housing 'Worcester' boiler, fitted electric oven, fitted electric hob with extractor over, integrated dishwasher, door leading to lean-to.

Utility Room/Lean-to

Lino flooring, plumbed for washing machine and dryer, door leading to rear garden.

First Floor Landing

Part carpet, part wood flooring, stairs to second floor landing, doors to bedrooms one and two, door to bathroom.

Bedroom 2

Laminate wood flooring, uPVC double glazed window to front aspect, radiator.

Bedroom 3

Laminate wood flooring, double glazed window to rear aspect, radiator.

Bathroom

Tiled flooring, part tiled walls, heated towel rail, frosted uPVC double glazed window to rear aspect, low level WC, paneled bath with mixer tap, walk-in shower cubicle with mains fed shower, wash hand basin with mixer tap and storage under.

Second Floor Landing

Laminate wood flooring, uPVC double glazed window to rear aspect, door to bedroom three.





Bedroom 1

Laminate wood flooring (with underfloor heating), uPVC double glazed window to rear aspect, Velux window to front aspect, spotlights to ceiling, radiator, door to en-suite.

En-suite

Tiled flooring (with underfloor heating), part tiled walls, double glazed window to front aspect, radiator, low level WC, wash hand basin with mixer tap and storage under, heated towel rail, walk-in shower cubicle with mains fed shower, spotlights to ceiling, extractor fan.

Rear Garden

Part paved patio area, part laid to lawn, outside tap, shrub borders, timber-built shed, further paved area to rear.

Front Garden

Decking boards, stone pebble borders, gas meter box.

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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Approximate Gross Internal Area 1206 sq ft - 112 sq m

Ground Floor Area 508 sq ft – 47 sq m

First Floor Area 429 sq ft – 40 sq m

Second Floor Area 269 sq ft – 25 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC Rating D / Local Authority: Enfield / Council Tax Band: D